

Circuit Courthouse Rezoning

Department of Public Works

May 6, 2021

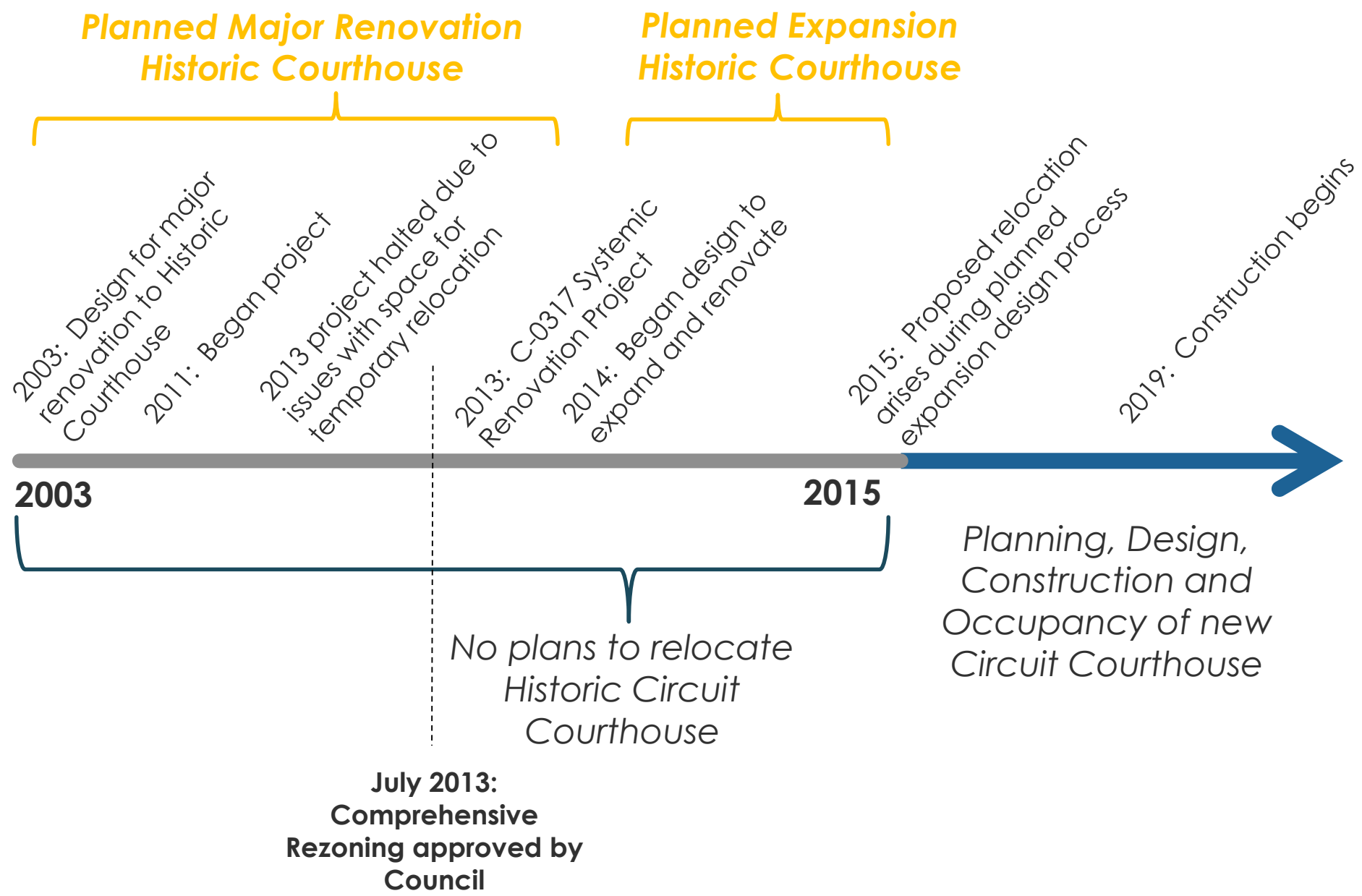
Circuit Courthouse Complex + DPW

- *Circuit Court of Howard County*
- Buildings owned and maintained by the *Department of Public Works (DPW)*
 - General Maintenance
 - Custodial
 - Snow Removal



2013 Comprehensive Rezoning & Courthouse Plans

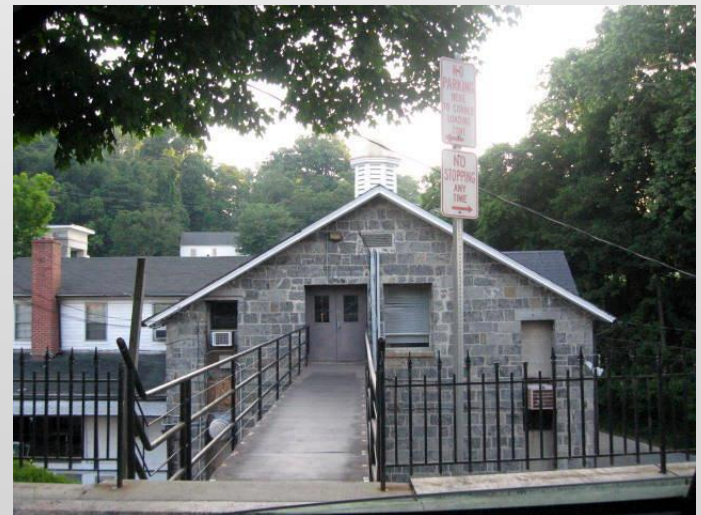
Courthouse Project Timeline



Re-Use of Properties

County Re-Use

- County does not need additional office space
 - Moving agencies into New Courthouse from County and lease space
- County does not have plans for Agency Programs in this location
- Building is challenging to adapt to new County uses
 - Numerous additions
 - Bearing walls
 - Courtroom arrangements
 - Detention facilities
 - Accessibility issues



Potential Re-Use

- 2017 *Market Analysis*, by Arnett Muldrow & Associates, Inc, notes leakage of the Primary Trade Area.
- Opportunities exist in key categories:
 - Restaurants (both full-service and limited service)
 - Home Furnishings
 - Jewelry Stores
 - Grocery Stores
 - Specialty Food Stores
 - Hotel / Accommodations

○ **Policy 12.1 'Courthouse Property Reuse' of the Ellicott City Watershed Master Plan**

- Complement and enhance Ellicott City

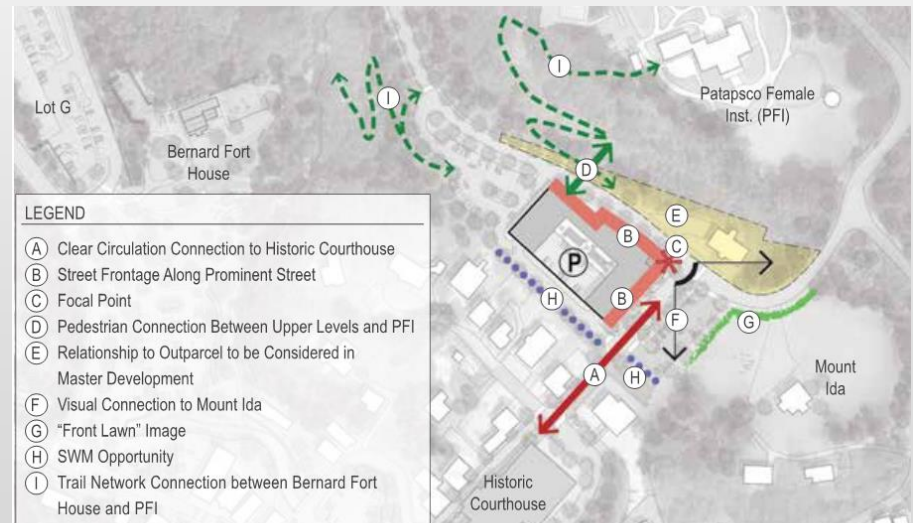


Figure 214: Conceptual Redevelopment Framework for Courthouse Site

HO and HC – Additional Uses

Uses	HO	HC
Antique Shops, Art Galleries and Craft Shops		X
Bakeries		X
Building cleaning, painting, roofing, exterminating and similar establishments		X
Carpet and floor covering stores		X
Catering establishments and banquet facilities		X
Clothing and apparel stores with goods for sale or rent		X
Conference centers and bed and breakfast inns	X	
Convenience stores		X
Convents and monasteries used for residential purposes	X	
Department stores, appliance stores		X
Drug and cosmetic stores		X
Food stores		X
Funeral homes	X	
Furniture stores		X
Furniture, appliance and business machine repair, furniture upholstery, and similar services		X
Home improvement stores including, but not limited to, the following: electrical supplies, glass, garden supplies, hardware, plumbing supplies, wallpaper, and building materials and supplies related to home improvements		X
Hotels, motels, country inns and conference centers		X
Laundry and dry cleaning establishments, except that pickup and delivery services shall not be provided.		X
Liquor stores		X
Movie Theaters, Legitimate Theaters, Dinner Theaters		X
Personal service establishments		X
Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items		X
Restaurants, carryout, including incidental delivery services		X
Restaurants, fast food		X
Restaurants, standard, and beverage establishments, including those selling beer, wine and liquor		X
Single-family detached dwellings	X	
Specialty stores		X
Taxidermy		X

Impact of flooding



Hamilton St

←P
LOT D
FREE

WALK
SIDEWALK

Economic Impact

2016 FLOOD

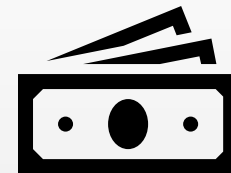
Pre-2016 Flood



141
BUSINESSES

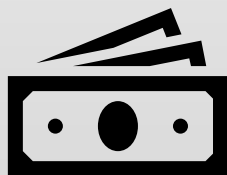


1,396
JOBS



\$196.8
MILLION

2016 Flood Impacts



-\$67.2
MILLION

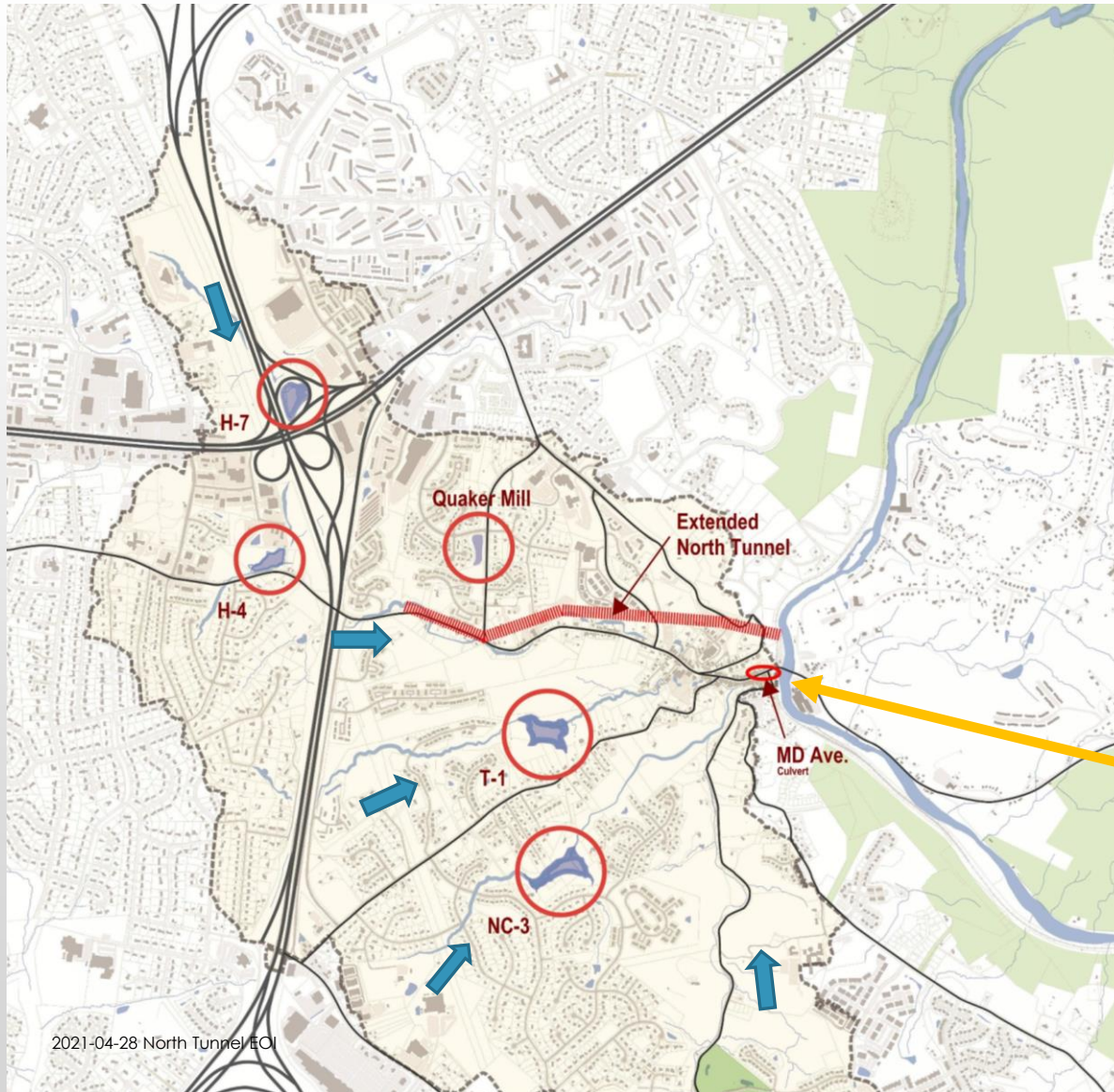


-151
JOBS



-\$12
MILLION

EC Safe & Sound – Option 3G7.0



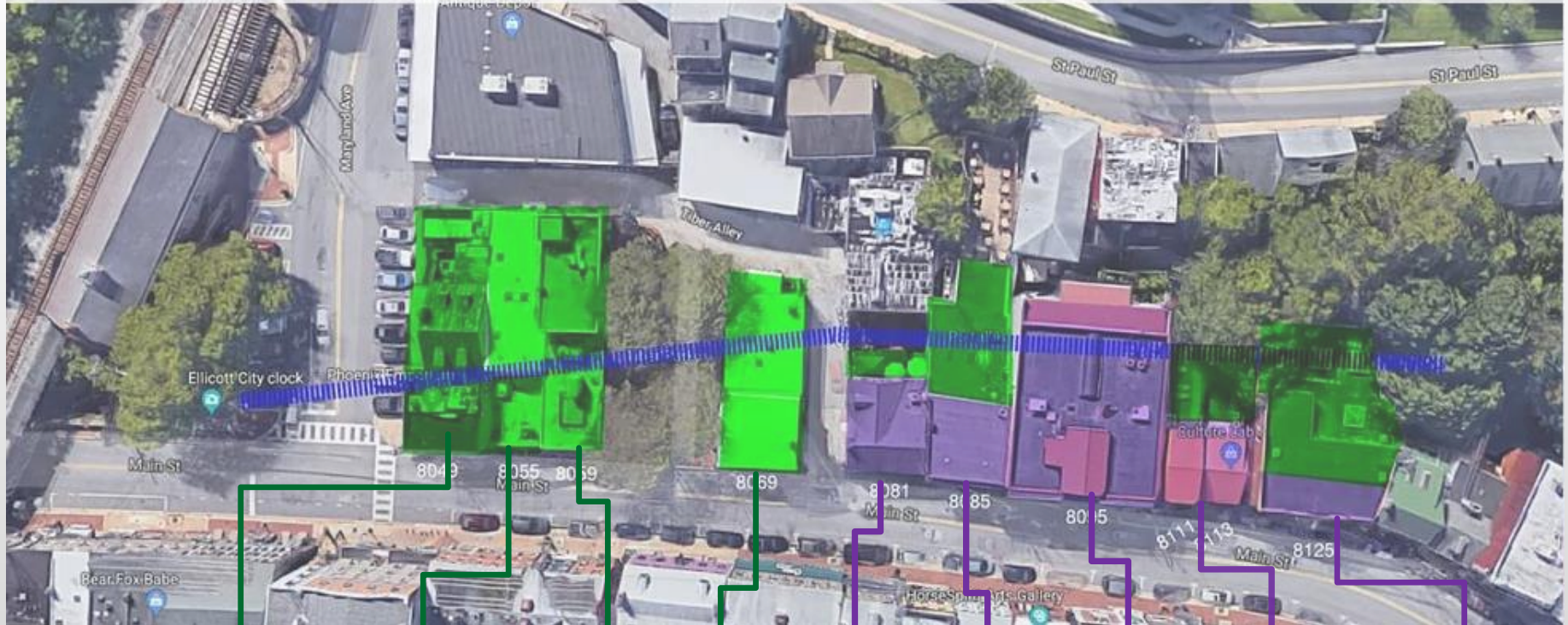
10/12/2021

Continuation of Impact

County Acquisition of 10 Buildings

KEY

Green = Buildings or rear additions to be demolished. Historical building components to be salvaged
Purple/Pink = Buildings that will remain.
Blue = Approximate location of active flowing stream



8049

8055

8059

8069

8081

8085

8095

8111/8113

8125

County Acquisition of 10 Buildings

Full Building Removal

	8049	8055	8059	8069
Former Use	Restaurant	Retail	Cafe	Retail
		2 Apt	3 Apt	2 Apt
Area	Reduction of +/- 12,000 SF Commercial / 4,000 SF Residential			

- Purchased at appraised value prior to flood, from willing sellers
- Commercial Character Impacts
 - Loss of large retail floor plates

Partial Building Removal

	8081	8085	8095	8111-8113	8125
Former Use	Cafe	Restaurant	Retail	Retail	Personal Service
			2 Apt	3 Apt	
Area	Reduction of +/- 10,500 SF Commercial / 1,000 SF Residential				

Change in Zoning from HO to HC

- Consistent with policies outlined in the *Ellicott City Watershed Master Plan*
- Permits additional uses complementary to existing neighborhood
- Larger floor plates permit additional uses that cannot otherwise be accommodated in the Historic District

